FIGURE 2-3

Maximum Floor Area Ratios

Base/with Bonus

- 0.5/1.0
- 1.0/No Bonus
- 1.0/1.6
- 1.5/3.0
- 2.0/4.0
- 3.0/6.0

Notes: Residential uses are included in FAR value. Parking areas are not.

Maximum FAR may not be attainable on all sites given development standards in the Zoning Ordinance.

Bonus FAR is discretionary and will be awarded only after developers demonstrate that projects meet community goals, as specified in the Zoning Ordinance.

FAR 3.0/6.0 for Transit Center with specific attributes.

Transit Center is defined as having bus bays, wide sidewalks, and improved pedestrian circulation and activation, plus some of the following:

- Car share pod
- Public parking for Amtrak
- Connection across the tracks
- Bicycle station/storage/parking
- Passenger pick-up and drop off
- Taxi stands
- Recharging stations for electric cars
- Alternative transit/transportation station

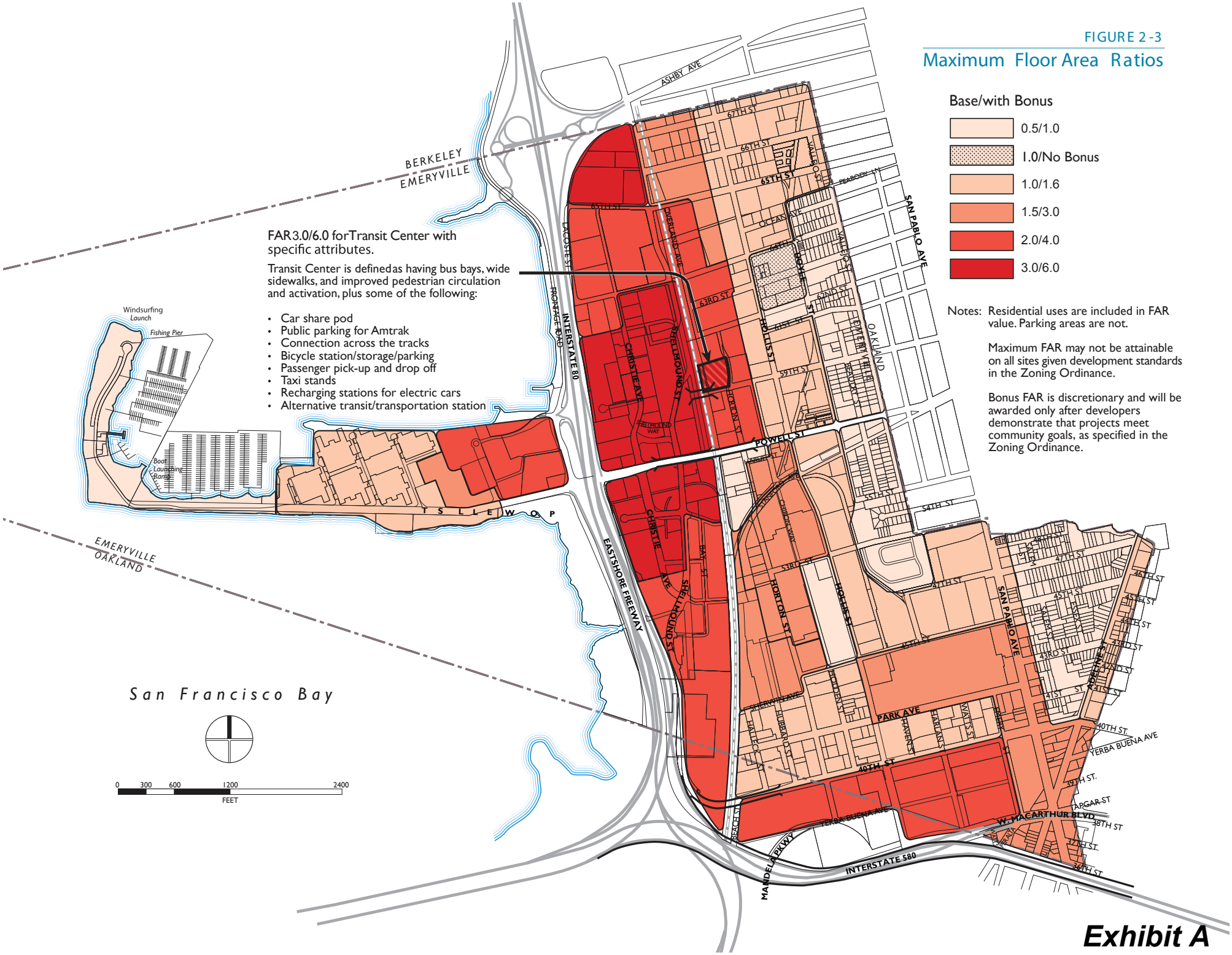

Exhibit A